

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, February 17, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **January 21, 2020**
[January 21, 2020](#)

SPECIAL RECOGNITIONS

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

4

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

5, 6, 7, 9

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-3-20 6458 and 6550 Prescott Road**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Employment Center on property located on the south side of Prescott Road, to the east of Saint Andrew Drive, on Lot 48-A and 47-A, Kean Place Subdivision. Section 51, T6S R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend denial; examination of the area suggests the existing designation of Residential Neighborhood is appropriate
Related to Case 5-20
[Application](#) [Staff Report](#)

3. **Case 5-20 6458 and 6550 Prescott Road**

To rezone from Single Family Residential (A2) to Heavy Commercial (HC1) on the property located on the south side of Prescott Road, to the east of Saint Andrew Drive, on Lot 48-A and 47-A, Kean Place Subdivision. Section 51, T6S R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request meets the criteria for a change of zoning. While it conforms to UDC requirements it is inconsistent with the Comprehensive Plan, and represents spot zoning allowing the intrusion of commercial uses midblock of residential uses

Related to PA-3-20

[Application](#) [Staff Report](#)

4. **CONSENT FOR WITHDRAWAL Case 81-19 2559 Plank Road**

To rezone from Limited Residential (A3.1) to Heavy Commercial (HC1) on property located west of Plank Road, south of Seneca Street and east of Osceola Street, on Lots 1-7 of Suburb Istrouma. Section 39, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements once the combination of lots has been recorded

Withdrawn by the applicant on February 13

[Application](#) [Staff Report](#)

5. **CONSENT FOR APPROVAL Case 6-20 4350 Scenic Highway**

To rezone from Light Commercial (C1) and Transition (B1) to Light Industrial (M1) on the properties located on the east side of Scenic Highway, and on the north side of Dayton Street, all to the west of Interstate Highway 110 and south of Sherwood Street, on Lots 1, 2, 3, 17 through 21, Garden City Subdivision, and Lots 1, 7 through 10, Suburb Scott Subdivision. Section 43, T6S R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements once the combination of lots has been recorded

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

6. **CONSENT FOR APPROVAL SPUD-10-06 Gold's Gym at The Reserve at Jefferson Crossing**

Proposed commercial development located west of Jefferson Highway and south of Highland Road on the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

7. **CONSENT FOR APPROVAL TND-1-07 Phase 5, Silo Farm, Rouzan Final Development Plan**

Proposed community garden site with an accessory building located south side of Cheneau Lane, east of Rouzan Avenue, and west of Belfleur Street on Lot 204-A of the Rouzan Subdivision. Section 84, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

8. **TND-1-07 Phases 8 and 9, Rouzan Final Development Plan**
Proposing low density single family residential homes on property located south of Mimosa Street, west of Woodchase Boulevard, and north of Whitehaven Street on Lots RZ-1 and the Rem. RZ-2 of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
9. **CONSENT FOR APPROVAL CUP-1-20 Christ Covenant Church (1700 Lee Drive)**
Proposed exterior renovations and parking improvements to an existing religious institution on property located south of Lee Drive, east of Palm Street, and west of Sweetbriar Street in the Southdowns subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
10. **CUP-7-18 Episcopal Field House (3200 Woodland Ridge Blvd)**
Proposed relocation of flood mitigation area for an existing educational institution on property located south of Woodland Ridge Boulevard and west of Chapelwood Drive on the Churches - St. James Episcopal Tract and a portion of Tract A-1-A-1 of W.T. Kelly Tract, south of Jones Creek. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#) [previously approved plan](#)
11. **SS-14-19 Fuller Robinson Property**
Proposed small subdivision located south of Port Hudson-Plains Road and east of Samuels Road, on Tract X of the Fuller Robinson Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
12. **INITIATION OF TEXT AMENDMENT: Effect of Denial of a Conditional Use Permit**
13. **Discussion and appointment of Interim Planning Director. This item may be discussed in executive session.**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN